

164.576 Acres/66.6 Hectares

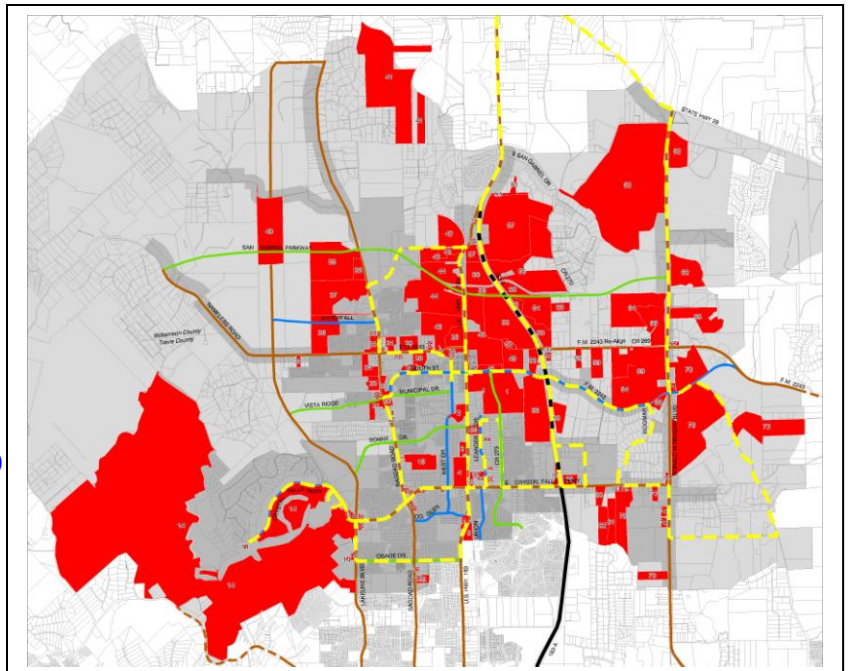
Immediate Access to CR 269 and CR 273

Available Utilities

Greenfield

Leander Smart Code, Planned Unit Development (PUD) Overlay

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Property				
Total Acreage: 164.576 acres/66.6 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 312, Sec. P, Q, T, U, Y	
Location				
City: Leander			County: Williamson	
Address/Directions: In-and-around the Capital Metro Park-and-Ride and Train Station in the southwest corner of the Congress for New Urbanism award-winning, Transit Oriented Development (TOD)				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: Adjacent to the west			Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay	
Distance to Interstate Highways: 10 miles/16 km				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 3,700 x 2,400 feet/1,128 x 732 meters approximately (irregular property)
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 16 percent slopes				Shrink/Swell Capacity: Low to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: Adjacent to the north, south & west			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Frontage on US 183, CR 273, FM 2243, and the new re-alignment of CR 269.	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial, Retail and Residential	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 21 inch/53.3 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure approximately .9 miles/1.4 km north and west of the property	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. L. Michael O'Neal	Phone: (512) 615-9506	Facs: (512) 328-0149	Email: moneal@hcmaustin.com	Web Site: www.leandertransitvilla ge.com
Sales Price: Negotiable			Lease Price: Not Applicable	
Comments: Sizeable property in the SW corner of the TOD. Located between US 183 and 183A with significant frontage/access on US 183, CR 273 (Hero Blvd), and the new re-alignment of CR 269. Property is adjacent to the north, south, and east sides of the Capital Metro Commuter Rail and Park-and-Ride. Planned for mixed use development.				